



# **SPECIAL MAGISTRATE LIEN REDUCTION AGENDA**

**SEPTEMBER 1, 2016**

**10:30 A.M.**

**COMMISSION MEETING ROOM  
CITY HALL**

**100 N ANDREWS AVE**

**MARK PURDY  
PRESIDING**

CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM - CITY HALL  
SEPTEMBER 1, 2016  
10:30 AM

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**LIEN REDUCTION HEARING**  
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CASE NO: CE15061164  
CASE ADDR: 2821 SW 13 CT  
OWNER: KENNEDY, BRIAN JOSEPH  
PRESENTER: STACEY GORDON

**WITHDRAWN**

VIOLATIONS: 18-12 (a)  
THERE IS OVERGROWTH OF GRASS AND WEEDS ON THIS PROPERTY.  
THE PROPERTY IS LITTERED WITH RUBBISH, INCLUDING BUT NOT  
LIMITED TO TIRES, GAS CANS, DISCARDED CLOTHES, UNDESCRIPT  
ITEMS UNDER A TARP, AUTO PARTS, BROKEN OR ABANDONED  
EQUIPMENT, AND OTHER SIMILAR ITEMS.

9-279 (f)  
COMPLIED 2/15/16.

9-306 (a)  
COMPLIED 8/6/15.

**Mailed First Class  
August , 2016**

9-307 (a)  
COMPLIED 8/6/15.

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CASE NO: CE08101827  
CASE ADDR: 1740 NW 18 ST  
OWNER: COCKING, MATTHEW  
PRESENTER: STACEY GORDON

**Total Lien Amount: \$111,400.00  
Hard Costs: \$212.00  
Appl Offer: \$1,000.00**

VIOLATIONS: 28-33 (a)  
NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

**Mailed First Class  
August 23, 2016**

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CASE NO: CE09062385  
CASE ADDR: 3635 SW 12 PL  
OWNER: COUNTRYWIDE HOME LOANS SVC  
PRESENTER: STACEY GORDON

**Total Lien Amount: \$19,500.00  
Hard Costs: \$212.00  
Appl Offer: \$0.000**

VIOLATIONS: 28-33 (a)  
NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

**Mailed First Class  
August 23, 2016**

CITY OF FORT LAUDERDALE

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CITY COMMISSION MEETING ROOM - CITY HALL

SEPTEMBER 1, 2016

10:30 AM

CASE NO: CE09080343  
CASE ADDR: 211 SW 22 ST  
OWNER: STALDER, RICHARD & STALDER, TAMI J  
PRESENTER: STACEY GORDON

**Total Lien Amount: \$51,500.00**  
**Hard Costs: \$249.00**  
**Appl Offer: \$0.00**

VIOLATIONS: NFPA 101:31.3.4.5.1  
HARDWIRED SMOKE DETECTORS ARE NOT INSTALLED IN ACCORDANCE  
WITH NFPA 31.3.4.5.1.

NFPA 1:13.6.6.8.3.1 OUT

THE FIRE EXTINGUISHER(S) HAS/HAVE NOT BEEN SERVICED AND  
TAGGED BY A STATE LICENSED COMPANY WITHIN THE PAST 12  
MONTHS.

**Mailed First Class**  
**August 8, 2016**

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CASE NO: CE12060872  
CASE ADDR: 1201 NW 11 PL  
OWNER: GRIER, DONELL JR  
PRESENTER: STACEY GORDON

**Total Lien Amount: \$36,450.00**  
**Hard Costs: \$212.00**  
**Appl Offer: \$400.00**

VIOLATIONS: 18-4 (c)  
COMPLIED.

24-27. (b)  
COMPLIED.

47-34.1.A.1.

THIS RESIDENTIAL PROPERTY, ZONED RS-8, IS BEING  
USED FOR THE PURPOSE OF OUTDOOR STORAGE INCLUDING,  
BUT NOT LIMITED TO, STORAGE OF CONSTRUCTION  
EQUIPMENT AND MATERIALS. OUTDOOR STORAGE IS NOT  
WITHIN THE PERMITTED USE FOR PROPERTIES IN THIS  
ZONE AREA PER ULDR TABLE 47-5.11.

9-304 (b)

THERE ARE VEHICLES PARKED, STORED ON THE LAWN IN  
FRONT OF THIS PROPERTY, THERE IS A BARE SECTION AT  
THE EAST SIDE THAT IS NOT WELL GRADED AND/OR DUST-FREE.

9-306

THE EXTERIOR OF THE HOUSE IS NOT MAINTAINED IN A SECURE  
AND ATTRACTIVE MANNER. THE EXTERIOR WALLS, SOFFIT AND  
FASCIA HAVE AREAS OF FADED, MISSING AND PEELING PAINT.

**Mailed First Class**  
**August 10, 2016**

9-313 (a)

HOUSE NUMBERS ARE NO DISPLAYED OR VISIBLE ON THIS DWELLING.  
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CASE NO: CE13120207  
CASE ADDR: 1519 NW 11 CT  
OWNER: DALLAND PROPERTIES LP  
PRESENTER: STACEY GORDON

**WITHDRAWN; ALREADY HAD A  
REDUCTION**

VIOLATIONS: 9-280 (h) (1)  
THE CHAIN LINK FENCE AT THIS PROPERTY IS IN  
DISREPAIR, WEST SIDE GATES ARE MISSING, POLES AND  
MESH ARE LOOSE.

9-304 (b)  
PARKING FACILITIES SHALL BE KEPT IN GOOD OPERATING  
CONDITION. THE DRIVEWAY IS IN DISREPAIR THERE ARE  
MISSING/BROKEN ASPHALT AREAS. ALSO, THE DRIVEWAY  
IS NOT IN A HARD DUST-FREE CONDITION.

**Mailed First Class  
August, 2016**

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CASE NO: CE14060082  
CASE ADDR: 2849 NE 23 ST  
OWNER: 2849 NE 23RD ST LAND TR SECURED TRS  
PRESENTER: STACEY GORDON

**Total Lien Amount: \$21,500.00  
Hard Costs: \$755.00  
Appl Offer: \$755.00**

VIOLATIONS: 18-11 (a)  
THE POOL AT THIS PROPERTY IS FULL OF DIRTY,  
STAGNANT WATER CREATING A BREEDING GROUND FOR  
MOSQUITOES AND IS DECLARED A PUBLIC NUISANCE.

**Mailed First Class  
August 23, 2016**

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CASE NO: CE14072130  
CASE ADDR: 2259 NE 20 ST  
OWNER: SOFI CORP  
PRESENTER: STACEY GORDON

**Total Lien Amount: \$46,100.00  
Hard Costs: \$718.00  
Appl Offer: \$718.00**

VIOLATIONS: 9-280 (b)  
THERE IS DAMAGE TO SEVERAL AREAS OF THE CEILING  
INSIDE THE HOUSE AND ON THE PATIO.

9-308 (a)  
THE ROOF IS IN DISREPAIR, AND IS LEAKING.

**Mailed First Class  
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CITY OF FORT LAUDERDALE

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CITY COMMISSION MEETING ROOM - CITY HALL

SEPTEMBER 1, 2016

10:30 AM

CASE NO: CE14030599  
CASE ADDR: 1543 NW 12 AVE  
OWNER: LOAR, RANDALL B  
PRESENTER: STACEY GORDON

Total Lien Amount: \$27,200.00  
Hard Costs: \$1,095.00  
Appl Offer: \$200.00

VIOLATIONS: 18-12(a)

THERE IS OVERGROWTH OF GRASS/PLANTS/WEED, TRASH  
AND DEBRIS ON THIS PROPERTY AND SWALE.

9-280(h)(1)

THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR,  
THERE ARE SECTIONS THAT ARE ROTTED AND FALLING DOWN.

9-304(b)

THE DRIVEWAY ON THIS OCCUPIED PROPERTY IS NOT BEING  
MAINTAINED, THERE ARE AREAS OF THE DRIVEWAY THAT ARE  
MISSING, OR WORN THROUGH.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE  
PAINT HAS BECOME STAINED. STRUCTURAL PARTS INCLUDING  
FASCIA, SOFFITS AND BALCONIES HAVE LOOSE MATERIALS AND NEED  
TO BE PATCHING AND OR RESURFACING, MATCHING EXISTING COLOR.

Mailed First Class  
August 11, 2016

9-313(a)

HOUSE NUMBERS ARE NOT DISPLAYED OR VISIBLE FROM THE STREET.

CASE NO: CE14090370  
CASE ADDR: 747 NE 3 AVE  
OWNER: SOVRAN ACQUISITION L P  
PRESENTER: STACEY GORDON

Total Lien Amount: \$18,400.00  
Hard Costs: \$249.00  
Appl Offer: \$1,000.00

VIOLATIONS: FBC(2010) 105.11.2.1

THE FOLLOWING PERMITS WERE LEFT TO EXPIRE:  
PLUMBING PERMIT # 13121370-closed  
PLUMBING PERMIT # 98021429-closed 5/14/16  
ELECTRICAL PERMIT # 98062552-closed  
BUILDING PERMIT # 14020179  
ELECTRICAL PERMIT # 14020180

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVER-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE  
PERMITTING AND INSPECTION PROCESS.

Mailed First Class  
August 10, 2016

CITY OF FORT LAUDERDALE

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SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

SEPTEMBER 1, 2016

10:30 AM

CASE NO: CE14090976  
CASE ADDR: 3181 DAVIE BLVD  
OWNER: BALL, JOHN C & CAROL S  
PRESENTER: STACEY GORDON

Total Lien Amount: \$13,950.00  
Hard Costs: \$212.00  
Appl Offer: \$212.00

VIOLATIONS: FBC(2010) 105.11.2.1  
ELECTRICAL PERMIT # 13070983 WAS LEFT TO EXPIRE

Mailed First Class  
August 23, 2016

CASE NO: CE15061034  
CASE ADDR: 1617 DAVIE BLVD  
OWNER: WELLS FARGO BANK N A  
PRESENTER: STACEY GORDON

Total Lien Amount: \$57,700.00  
Hard Costs: \$810.00  
Appl Offer: \$0.00

VIOLATIONS: 9-306  
THE EXTERIOR BUILDING WALLS/FASCIA/SOFFIT HAS NOT BEEN  
MAINTAINED. THE EXTERIOR BUILDING WALLS ARE DISCOLORED/  
MILDEWED IN AREAS. THERE IS PEELING/MISSING/CHIPPING PAINT  
ON EXTERIOR BUILDING WALLS/FASCIA/SOFFIT.

9-280 (h) (1)  
THE FENCE AT THIS PROPERTY IS DAMAGED AND IN DISREPAIR  
AND IS NOT BEING MAINTAINED.

9-304 (b)  
THE DRIVEWAY ON THIS VACANT, UNOCCUPIED PROPERTY IS NOT  
BEING MAINTAINED. THE DRIVEWAY HAS CRACKS, POTHOLES AND  
THE ASPHALT TOP COAT IS RAISED, LOOSE AND MISSING IN AREAS.

Mailed First Class  
August 12, 2016

CASE NO: CE14121430  
CASE ADDR: 1717 N FTL BEACH BLVD  
OWNER: UDIS, GARY A  
PRESENTER: STACEY GORDON

WITHDRAWN

VIOLATIONS: FBC(2010) 105.11.2.1  
THE FOLLOWING PERMITS WERE LEFT TO EXPIRE:  
PLUMBING PERMIT #11091830  
BUILDING PERMIT #11091826

FBC(2010) 110.9  
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVER-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE  
PERMITTING AND INSPECTION PROCESS.

Mailed First Class  
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CITY COMMISSION MEETING ROOM - CITY HALL

SEPTEMBER 1, 2016

10:30 AM

CASE NO: CE13061599  
CASE ADDR: 1301 SW 30 ST  
OWNER: NAOR, ERIC SHAULI, YOSSEI & SCHMIDT, T  
PRESENTER: STACEY GORDON

Total Lien Amount: \$10,775.00  
Hard Costs: \$580.00  
Appl Offer: \$0.00

VIOLATIONS: 9-306

Mailed First Class  
August 11, 2016

THE EXTERIOR OF THIS STRUCTURE HAS AREAS OF  
STAINED, MISSING, OR PEELING PAINT.

CASE NO: CE14022185  
CASE ADDR: 1301 SW 30 ST  
OWNER: NAOR, ERIC SHAULI, YOSSEI & SCHMIDT, T  
PRESENTER: STACEY GORDON

Total Lien Amount: \$60,600.00  
Hard Costs: \$313.00  
Appl Offer: \$0.00

VIOLATIONS: 18-11(b)

Mailed First Class  
August 11, 2016

THE POOL ON THIS VACANT PROPERTY HAS GREEN  
STAGNANT WATER WHICH IS OR MAY REASONABLY BECOME  
INFESTED WITH MOSQUITOS AND IS ENDANGERING THE  
PUBLIC HEALTH, SAFETY AND WELFARE.

CASE NO: CE14041901  
CASE ADDR: 1304 ORANGE ISLE  
OWNER: STURGIS, JAIME & GRUNSPAN, LAUREN  
PRESENTER: STACEY GORDON

WITHDRAWN; ALREADY  
PAID

VIOLATIONS: FBC(2010) 1604.1

THE DOCK AND SCREEN ENCLOSURE, BOTH ARE IN DISREPAIR AND  
THEY CAN BE UPLIFTED BY HIGH WINDS AND BECOME WINDSTORM  
HAZARDS TO THE SURROUNDING PROPERTIES.

Mailed First Class  
August 10, 2016

CASE NO: CE14110552  
CASE ADDR: 1304 ORANGE ISLE  
OWNER: STURGIS, JAIME & GRUNSPAN, LAUREN  
PRESENTER: STACEY GORDON

WITHDRAWN; ALREADY  
PAID

VIOLATIONS: 18-7(a)

Mailed First Class  
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THIS VACANT HOUSE HAS OPEN OR BROKEN WINDOWS/DOORS  
ALLOWING UNAUTHORIZED ACCESS TO THE INTERIOR.

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CASE NO: CE15042105  
CASE ADDR: 1707 NW 9 ST  
OWNER: ALPI CONSTRUCTION LLC  
PRESENTER: STACEY GORDON

**Total Lien Amount: \$13,300.00**  
**Hard Costs: \$718.00**  
**Appl Offer: \$1,000.00**

VIOLATIONS: 9-280 (h) (1)

THE CHAIN LINK FENCE IS IN DISREPAIR. THERE IS A  
HOLE IN THE FENCE AND THE FENCE IS LEANING IN AREAS.

**Mailed First Class**  
**August 12, 2016**

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CASE NO: CE15072313  
CASE ADDR: 1707 NW 9 ST  
OWNER: ALPI CONSTRUCTION LLC  
PRESENTER: STACEY GORDON

**Total Lien Amount: \$7,600.00**  
**Hard Costs: \$534.00**  
**Appl Offer: \$600.00**

VIOLATIONS: 9-305 (b)

THERE IS MISSING GROUND COVER ON THE PROPERTY OR  
SWALE

18-7 (b)

THE BUILDING ON THIS PROPERTY IS BOARDED WITHOUT A  
BOARDING CERTIFICATE

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN  
MAINTAINED. THE PAINT HAS BECOME STAINED.  
STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS AND  
BALCONIES HAVE LOOSE MATERIALS AND NEED TO BE  
PATCHED AND/OR RESURFACED TO MATCH EXISTING COLOR.

**Mailed First Class**  
**August 12, 2016**

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CASE NO: CE14021327  
CASE ADDR: 1707 NW 9 ST  
OWNER: ALPI CONSTRUCTION LLC  
PRESENTER: STACEY GORDON

**Total Lien Amount: \$9,000.00**  
**Hard Costs: \$534.00**  
**Appl Offer: \$800.00**

VIOLATIONS: 18-12 (a)

THERE IS PLANT, LAWN OVERGROWTH, TRASH, RUBBISH  
AND DEBRIS ON THIS VACANT/BOARDED CHAIN LINK  
FENCED SINGLE FAMILY RESIDENCE DWELLING AND  
SWALE.

**Mailed First Class**  
**August 12, 2016**

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CITY OF FORT LAUDERDALE  
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CASE NO: CE06010060  
CASE ADDR: 1616 SW 18 AVE  
OWNER: HAGER, JULIE & HAGER, TIMOTHY  
PRESENTER: STACEY GORDON

**Total Lien Amount: \$266,000.00**  
**Hard Costs: \$212.00**  
**Appl Offer: \$212.00**

VIOLATIONS: FBC 105.1  
ALTERED THIS PROPERTY TO INCLUDE, BUT NOT LIMITED TO:  
BUILT A WOOD DOCK ON THE REAR OF THIS PROPERTY FROM THE  
SEAWALL TO APPROXIMATELY 5' INTO THE CANAL, WITHOUT A  
PERMIT.

**Mailed First Class**  
**August 12, 2016**

FBC 117.2.2.1

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CASE NO: CE15061077  
CASE ADDR: 1616 SW 18 AVE  
OWNER: HAGER, JULIE & HAGER, TIMOTHY  
PRESENTER: STACEY GORDON

**Hard Costs Only: \$529.62**

VIOLATIONS: FBC(2010) 116.2.1.2.2  
THE FOLLOWING STRUCTURES ARE UNSAFE:  
THE WOOD DECK AT THE REAR OF THE DWELLING IS DAMAGED BY  
THE WEATHER AND COMING LOOSE FROM THE SUPPORTING MEMBERS,  
IT CAN BE UPLIFTED BY A TROPICAL STORM WINDS. THE WOOD DOCK  
NEXT TO THE SEAWALL, ALL THE SUPPORTING PILES ARE DAMAGED  
AND SOME ARE BROKEN AT THE BOTTOM OF CANAL FLOOR.

FBC(2010) 116.2.1.2.4  
THIS DOCK DOESN'T MEET THE STANDARD FOR LOADING OF THE  
FLORIDA BUILDING CODE CHAPTER 16 SEC. 1606 AND 1607; DUE  
TO THE COMBINED DEAD/LIVE LOADS IMPOSED BY THE WEIGHT OF  
THE TWO LARGE VESSELS BEING MOORING AT THE DOCK AND THE  
WEIGHT OF THE FUEL PUMP WITH THE JACCUSIE AT THE EASTSIDE;  
TOGETHER WITH THE BROKEN PILES ARE MAKING THE WOOD DOCK TO  
START SAGGING INTO THE WATERWAY.

**Mailed First Class**  
**August 12, 2016**

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CASE NO: CE07100309  
CASE ADDR: 1616 SW 18 AVE  
OWNER: HAGER, JULIE & HAGER, TIMOTHY  
PRESENTER: STACEY GORDON

**Total Lien Amount: \$292,400.00**  
**Hard Costs: \$166.00**  
**Appl Offer: \$166.00**

VIOLATIONS: 28-33(a)  
NOT CONNECTED TO THE CITY'S SANITARY SEWER SYSTEM.

**Mailed First Class**  
**August 12, 2016**

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CASE NO: CE09010411  
CASE ADDR: 1616 SW 18 AVE  
OWNER: HAGER, JULIE & HAGER, TIMOTHY  
PRESENTER: STACEY GORDON

**Hard Costs Only: \$552.50**

VIOLATIONS: FBC(2010) 116.1.2  
THE SINGLE FAMILY DWELLING HAS BEEN ALTERED WITH  
THE INSTALLATION OF A WOOD DOCK WITHOUT PERMITS

FBC(2010) 116.2.1.3.1  
ELECTRICAL AND PLUMBING EQUIPMENT HAS BEEN  
INSTALLED ON THE WOOD DOCK AND AREA THEREOF  
WITHOUT PERMITS.

**Mailed First Class  
August 12, 2016**

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CASE NO: CE15032009  
CASE ADDR: 1616 SW 18 AVE  
OWNER: HAGER, JULIE & HAGER, TIMOTHY  
PRESENTER: STACEY GORDON

**Total Lien Amount: \$84,900.00  
Hard Costs: \$83.00  
Appl Offer: \$83.00**

VIOLATIONS: 8-91. (c)  
THE STRUCTURES FOR THE WOOD DECK AT THE REAR OF  
THE DWELLING AND THE DOCK NEXT TO THE SEAWALL ARE  
IN DISREPAIR; DOES NOT MEET THE STANDARD FOR  
GRAVITY LOADING DUE THAT TWO OF THE SUPPORTING  
PILES ARE DAMAGED OR BROKEN AT THE BOTTOM OF CANAL  
FLOOR; THE DEAD AND LIVE LOADS IMPOSED BY THE  
WEIGHT OF THE TWO LARGE VESSELS BEING MOORING AT  
THE DOCK PLUS THE WEIGHT OF THE FUEL PUMP AND  
JACCUSIE AT THE EASTSIDE; ALL THESE DEAD/LIVE  
LOADS ARE MAKING THE WOOD DECK START TO SAG INTO  
THE WATERWAY.

THE DECKING IS BEING DETERIORATED BY THE WEATHER  
AND DUE TO ITS PRESENT CONDITIONS AND UNDER A  
TROPICAL STORM WITH HIGH-VELOCITY WAVE ACTIONS IT  
WILL COLLAPSE INTO THE WATERWAY OR IT CAN BECOME A  
WINDSTORM HAZARD AND DAMAGE THE NEAR BY  
PROPERTIES.

8-91. (g)  
THIS DWELLING IS IN A RS-8 ZONING DISTRICT IN  
WHICH RENTAL OF DOCK SPACE ISN'T ALLOWED AND  
THEY'RE RENTING SPACES TO FOUR VESSELS THAN WERE  
DOCKED AT THE DAY OF MY INSPECTION.

**Mailed First Class  
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SPECIAL MAGISTRATE  
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CASE NO: CE07091428  
CASE ADDR: 1100 SW 29 ST  
OWNER: WELLS FARGO BANK NA TRSTEE  
PRESENTER: STACEY GORDON

Total Lien Amount: \$8,650.00  
Hard Costs: \$939.00  
Appl Offer: \$0.00

VIOLATIONS: 18-27(a)  
THERE IS TRASH, RUBBISH AND DEBRIS ON THE PROPERTY  
TO INCLUDE, BUT NOT LIMITED TO SHOPPING CART,  
PLYWOOD, MOUND OF DIRT/GRAVEL THAT ARE VISIBLE  
FROM THE STREET.

47-21.8.A.  
THERE ARE LARGE AREAS OF MISSING GROUND COVER ON  
THE PROPERTY.

9-304(b)  
THERE ARE VEHICLES PARKING ON THE GRASS OF THE  
PROPERTY. THE GRAVEL DRIVEWAY IS IN DISREPAIR, IN  
THAT IT IS NOT WELL-GRADED OR MAINTAINED.

Mailed First Class  
August 9, 2016

CASE NO: CE10062712  
CASE ADDR: 1100 SW 29 ST  
OWNER: WELLS FARGO BANK NA TRSTEE  
PRESENTER: STACEY GORDON

Total Lien Amount: \$169,000.00  
Hard Costs: \$488.00  
Appl Offer: \$0.00

VIOLATIONS: 28-33(a)  
NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

Mailed First Class  
August 9, 2016

CASE NO: CE11121701  
CASE ADDR: 1100 SW 29 ST  
OWNER: WELLS FARGO BANK NA TRSTEE  
PRESENTER: STACEY GORDON

Hard Costs Only: \$529.46

VIOLATIONS: 18-12(a)  
THERE IS OVERGROWTH, RUBBISH, TRASH AND DEBRIS  
SCATTERED ALL AROUND THIS VACANT PROPERTY AND  
SWALE AREA, INCLUDING BUT NOT LIMITED TO YARD  
WASTE AND UNMAINTAINED BUSHES AND SHRUBS.

Mailed First Class  
August 9, 2016

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CASE NO: CE12060684  
CASE ADDR: 1100 SW 29 ST  
OWNER: WELLS FARGO BANK NA TRSTEE  
PRESENTER: STACEY GORDON

**Hard Costs Only: \$362.68**

VIOLATIONS: 18-12(a)  
THERE IS OVERGROWTH, RUBBISH, TRASH AND DEBRIS  
SCATTERED ALL AROUND THIS VACANT MULTI-FAMILY  
PROPERTY AND SWALE AREA, INCLUDING BUT NOT LIMITED  
TO YARD WASTE AND UNMAINTAINED BUSHES AND SHRUBS.

**Mailed First Class  
August 9, 2016**

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CASE NO: CE14072211  
CASE ADDR: 1100 SW 29 ST  
OWNER: WELLS FARGO BANK NA TRSTEE  
PRESENTER: STACEY GORDON

**Hard Costs Only: \$1,145.25**

VIOLATIONS: 18-12(a)  
THERE IS OVERGROWTH, RUBBISH, TRASH AND DEBRIS  
SCATTERED ALL AROUND THIS VACANT MULTI-FAMILY  
PROPERTY AND SWALE AREA, INCLUDING BUT NOT LIMITED  
TO YARD WASTE AND UNMAINTAINED BUSHES AND SHRUBS.

**Mailed First Class  
August 9, 2016**

-----  
CASE NO: CE14072212  
CASE ADDR: 1100 SW 29 ST  
OWNER: WELLS FARGO BANK NA TRSTEE  
PRESENTER: STACEY GORDON

**Total Lien Amount: \$10,300.00  
Hard Costs: \$580.00  
Appl Offer: \$0.00**

VIOLATIONS: 47-34.1.A.1.  
THERE IS OUTDOOR STORAGE ON THIS PROPERTY  
INCLUDING BUT NOT LIMITED TO A LARGE DIRT BACKFILL  
PILE; PER ULDR TABLE 47-5.12 THIS IS AN  
UNPERMITTED LAND USE WITHIN THIS RD-15 ZONED  
DISTRICT.

**Mailed First Class  
August 9, 2016**

## AGENDA

## SPECIAL MAGISTRATE

## CITY COMMISSION MEETING ROOM - CITY HALL

SEPTEMBER 1, 2016

10:30 AM

CASE NO: CE15071079  
CASE ADDR: 1100 SW 29 ST  
OWNER: WELLS FARGO BANK NA TRSTEE  
PRESENTER: STACEY GORDON

**Total Lien Amount: \$4,650.00**  
**Hard Costs: \$709.00**  
**Appl Offer: \$0.00**

## VIOLATIONS: 9-280 (h) (1)

THE CHAINLINK FENCE AT THIS PROPERTY IS IN DISREPAIR, THE GATE IS NO LONGER ATTACHED TO THE FENCE AND IS LEANING AGAINST THE BUILDING, THE SUPPORT POLES ARE BROKEN AND BENT BROKEN CAUSING THE FENCE TO LEAN.

## 9-305 (b)

COMPLIED

## 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED IN A SECURE AND ATTRACTIVE MANNER. EXTERIOR WALLS ARE DIRTY, STAINED AND THE PAINT IS PEELING.

## 9-308 (b)

THE ROOF AT THIS BUILDING IS COVERED WITH LEAVES AND DEBRIS FROM NEARBY TREES. TREE BRANCHES ARE COVERING SOME AREAS OF THE ROOF.

**Mailed First Class**  
**August 9, 2016**

CASE NO: CE08030185  
CASE ADDR: 1544 NW 5 AVE  
OWNER: TORRES, JORGE A  
PRESENTER: STACEY GORDON

**Total Lien Amount: \$3,050.00**  
**Hard Costs: \$534.00**  
**Appl Offer: \$50.00**

## VIOLATIONS: 18-27 (a)

THERE IS TRASH, RUBBISH AND DEBRIS SCATTERED ABOUT THE PROPERTY INCLUDING, BUT NOT LIMITED TO PLASTIC BAGS AND DEAD FLORA. THE PROPERTY HAS BECOME OVERGROWN, INCLUDING THE SWALE, AND HAS NOT BEEN MAINTAINED.

## 24-27. (b)

THE TRASH BINS ARE BEING LEFT IN THE FRONT YARD AFTER SCHEDULED SERVICE AND ARE IN PUBLIC VIEW.

**Mailed First Class**  
**August 22, 2016**

CITY OF FORT LAUDERDALE  
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CASE NO: CE08101675  
CASE ADDR: 1544 NW 5 AVE  
OWNER: TORRES, JORGE A  
PRESENTER: STACEY GORDON

Total Lien Amount: \$196,500.00  
Hard Costs: \$672.00  
Appl Offer: \$1,000.00

VIOLATIONS: 9-328 (b)

THIS PROPERTY HAS BEEN BOARDED WITHOUT THE  
REQUIRED BOARDING CERTIFICATE.

**Mailed First Class  
August 22, 2016**

-----  
CASE NO: CE12030097  
CASE ADDR: 1544 NW 5 AVE  
OWNER: TORRES, JORGE A  
PRESENTER: STACEY GORDON

Total Lien Amount: \$35,900.00  
Hard Costs: \$1,362.00  
Appl Offer: \$300.00

VIOLATIONS: 9-280 (h) (1)

THE WOOD FENCE ON THE PROPERTY HAS MISSING SLATS,  
A BROKEN SUPPORT POST AND IS IN GENERAL DISREPAIR.

**Mailed First Class  
August 22, 2016**

-----  
CASE NO: CE08091852  
CASE ADDR: 1544 NW 5 AVE  
OWNER: TORRES, JORGE A  
PRESENTER: STACEY GORDON

Total Lien Amount: \$132,100.00  
Hard Costs: \$534.00  
Appl Offer: \$1,000.00

VIOLATIONS: 18-27 (a)

THERE IS OVERGROWTH, TRASH AND DEBRIS ON THE PROPERTY AND  
SWALE.

**Mailed First Class  
August 9, 2016**

-----  
CASE NO: CE12050919  
CASE ADDR: 1206 NW 16 CT  
OWNER: RHA 2 LLC  
PRESENTER: STACEY GORDON

Total Lien Amount: \$58,700.00  
Hard Costs: \$249.00  
Appl Offer: \$0.00

VIOLATIONS: 28-33 (a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

**Mailed First Class  
August 8, 2016**

CITY OF FORT LAUDERDALE

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CITY COMMISSION MEETING ROOM - CITY HALL

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10:30 AM

CASE NO: CE14090224  
CASE ADDR: 1619 NW 13 AVE  
OWNER: RHA 2 LLC  
PRESENTER: STACEY GORDON

**Total Lien Amount: \$106,500.00**  
**Hard Costs: \$166.00**  
**Appl Offer: \$0.00**

VIOLATIONS: FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED  
PERMITS AND INSPECTIONS, AS FOLLOW:

1. REROOF WORK IN PROGRESS.
2. THIS PROPERTY IS BEEN UPGRADED. STOP WORK  
ISSUED. THE INTERIOR WORK OR REMODEL IN PROGRESS  
WITH NEW CABINETS IN THE KITCHEN AND BATHROOMS AREAS.
3. NEW ELECTRICAL AND PLUMBING FIXTURES WERE INSTALLED.
4. THE WINDOWS WERE REPLACED IN THE OPENINGS.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING AND INSPECTION PROCESS.

**Mailed First Class**  
**August 9, 2016**

CASE NO: CE15020127  
CASE ADDR: 1608 NW 16 ST  
OWNER: RHA 2 LLC  
PRESENTER: STACEY GORDON

**Total Lien Amount: \$21,100.00**  
**Hard Costs: \$847.00**  
**Appl Offer: \$0.00**

VIOLATIONS: 9-280(b)

THERE ARE BUILDING PARTS WHICH ARE IN DISREPAIR  
AND NOT MAINTAINED, INCLUDING BUT NOT LIMITED TO  
WINDOWS BROKEN.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN  
MAINTAINED. THE PAINT HAS BECOME DIRTY AND  
STAINED. THERE IS GRAFFITI ON THE WALL INSIDE OF  
THE CARPORT.

**Mailed First Class**  
**August 8, 2016**

AGENDA

SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

SEPTEMBER 1, 2016

10:30 AM

CASE NO: CE15060634  
CASE ADDR: 1206 NW 16 CT  
OWNER: RHA 2 LLC  
PRESENTER: STACEY GORDON

Total Lien Amount: \$170,000.00  
Hard Costs: \$166.00  
Appl Offer: \$0.00

VIOLATIONS: FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED  
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,  
BUT NOT LIMITED TO:  
1. RENOVATION OF THE KITCHEN, NEW EXTERIOR DOORS  
AND A/C.

FBC(2010) 105.4.11

THE MECHANICAL SYSTEM OF THE BUILDING HAS BEEN  
ALTERED OR CHANGED WITHOUT OBTAINING A PERMIT IN  
THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED  
TO:  
1. A/C CHANGE OUT.

FBC(2010) 105.4.4

THE PLUMBING SYSTEM OF THE FACILITY HAS BEEN  
ALTERED WITHOUT OBTAINING A PERMIT IN THE  
FOLLOWING MANNER, BUT NOT LIMITED TO:  
1. DRAIN AND SUPPLY LINE FOR KITCHEN CABINETS.

FBC(2010) 105.4.5

THE ELECTRICAL IN THIS BUILDING HAS BEEN ALTERED  
AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING  
THE REQUIRED PERMITS AND INSPECTIONS IN THE  
FOLLOWING MANNER, BUT NOT LIMITED TO:  
1. KITCHEN COUNTER OUTLETS.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

Mailed First Class  
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## AGENDA

## SPECIAL MAGISTRATE

## CITY COMMISSION MEETING ROOM - CITY HALL

SEPTEMBER 1, 2016

10:30 AM

CASE NO: CE15040756  
CASE ADDR: 1607 NW 12 CT  
OWNER: RHA 2 LLC  
PRESENTER: STACEY GORDON

**Total Lien Amount: \$9,300.00**  
**Hard Costs: \$580.00**  
**Appl Offer: \$0.00**

VIOLATIONS: 18-11(b)

THE POOL LOCATED IN THE REAR OF THIS UNOCCUPIED PROPERTY HAS GREEN/STAGNANT WATER AND DEBRIS. THE BUILDING DOES NOT HAVE THE REQUIRED UTILITY SERVICES AND SAFEGUARDS HAVE NOT BEEN TAKEN TO PREVENT HUMAN BEINGS OR ANIMALS FROM FALLING INTO OR HAVING ACCESS TO THE POOL, PER THE CODE ORDINANCE. THE PROPERTY IN THIS CONDITION IS A PUBLIC NUISANCE, A BREEDING PLACE FOR MOSQUITOES AND ENDANGERS THE PUBLIC HEALTH, SAFETY AND WELFARE OF THE COMMUNITY.

**Mailed First Class**  
**August 8, 2016**

CASE NO: CE15061913  
CASE ADDR: 1445 NW 2 AVE  
OWNER: RHA 2 LLC  
PRESENTER: STACEY GORDON

**Total Lien Amount: \$33,700.00**  
**Hard Costs: \$488.00**  
**Appl Offer: \$0.00**

VIOLATIONS: 47-34.1.A.1.

THERE IS FURNITURE AND OTHER ITEMS BEING STORED OUTDOORS ON THIS SINGLE FAMILY RESIDENTIAL PROPERTY. PER TABLE 47-5.13, THIS IS NOT A PERMITTED LAND USE IN RDS-15 ZONING.

9-280(h)(1)

THE CHAIN LINK IS IN DISREPAIR. IT IS LEANING, BENT, AND THE TOP RAIL IS DETACHED.

9-305(b)

THE LANDSCAPING IS NOT BEING MAINTAINED. THE PROPERTY IS COVERED IN WEEDS, THERE ARE AREAS OF MISSING GROUND COVER, AND THE HEDGES ARE NOT IN HEALTHY CONDITION, AND ARE IN NEED OF TRIMMING.

9-306

THERE ARE AREAS OF DIRTY AND STAINED PAINT ON THE EXTERIOR OF THE STRUCTURE.

**Mailed First Class**  
**August 8, 2016**

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CASE NO: CE14100972  
CASE ADDR: 1613 NW 11 ST  
OWNER: RHA 2 LLC  
PRESENTER: STACEY GORDON

**Total Lien Amount: \$12,000.00**  
**Hard Costs: \$902.00**  
**Appl Offer: \$0.00**

VIOLATIONS: 18-12(a)  
COMPLIED

9-280(h) (1)

THE WOODEN AND CHAIN LINK FENCES AT THIS PROPERTY  
ARE IN DISREPAIR, WOOD SLATS ARE MISSING, BROKEN  
AND CHAIN LINK POLE AND MESH ARE LOOSE, NOT  
ATTACHED AT THE S/E CORNER OF THE PROPERTY.

**Mailed First Class**  
**August 8, 2016**

-----  
CASE NO: CE13050005  
CASE ADDR: 2820 NE 30 ST # 2  
OWNER: MARCH, GEORGE P H/E CESARIO, LINDA  
PRESENTER: STACEY GORDON

**Total Lien Amount: \$23,975.00**  
**Hard Costs: \$498.00**  
**Appl Offer: \$700.00**

VIOLATIONS: FBC(2010) 105.1  
1. THIS IS A CONDO UNIT ON THE GROUND FLOOR.  
APPARENTLY THE BALCONY WAS ENCLOSED WITHOUT  
PERMITS. THERE WAS A PERMIT 08101677 THAT WAS  
APPLIED FOR BUT THE PERMIT WAS NEVER ISSUED.  
2. THERE ARE ALSO PAVERS INSTALLED BOTH AT THE  
FRONT ENTRANCE TO THIS UNIT, AND ALSO OFF THE  
BALCONY AT THE REAR OF THIS UNIT.

FBC(2010) 1609.1

THIS IS A CONDO UNIT ON THE GROUND FLOOR.  
APPARENTLY THE BALCONY WAS ENCLOSED WITHOUT  
PERMITS. THERE WAS A PERMIT 08101677 THAT WAS  
APPLIED FOR BUT THE PERMIT WAS NEVER ISSUED. THERE  
WERE ALSO PAVERS INSTALLED BOTH AT THE FRONT  
ENTRANCE TO THIS UNIT, AND ALSO OFF THE BALCONY AT  
THE REAR OF THIS UNIT.

**Mailed First Class**  
**August 23, 2016**

## AGENDA

## SPECIAL MAGISTRATE

## CITY COMMISSION MEETING ROOM - CITY HALL

SEPTEMBER 1, 2016

10:30 AM

CASE NO: CE15032148  
CASE ADDR: 1523 NW 10 AVE  
OWNER: RHA 2 LLC  
PRESENTER: STACEY GORDON

Total Lien Amount: \$17,150.00  
Hard Costs: \$755.00  
Appl Offer: \$0.00

## VIOLATIONS: 9-280 (b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED  
AND NOT MAINTAINED, INCLUDING BUT NOT LIMITED TO  
DOORS FRAMES.

## 9-280 (h) (1)

THE WOODEN FENCE AT THIS PROPERTY IS IN DISREPAIR.

## 9-304 (b)

THE GRAVEL DRIVEWAY ON THIS VACANT, UNOCCUPIED  
PROPERTY IS NOT BEING MAINTAINED.  
THERE ARE AREAS OF THE GRAVEL DRIVEWAY THAT ARE  
MISSING OR WORN THROUGH AND THERE IS GRASS GROWING  
THROUGH IT.

## 9-305 (b)

THE LANDSCAPING IS NOT BEING MAINTAINED. THERE ARE  
AREAS OF MISSING GROUND COVER, WHERE THERE IS BARE DIRT.

## 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN  
MAINTAINED. THE PAINT HAS BECOME STAINED.  
STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS HAVE  
LOOSE MATERIALS AND NEED TO BE PATCHED AND/OR  
RESURFACED TO MATCH EXISTING COLOR.

Mailed First Class  
August , 2016

CASE NO: CE16050876  
CASE ADDR: 1523 NW 10 AVE  
OWNER: RHA 2 LLC  
PRESENTER: STACEY GORDON

**NO FINES**

## VIOLATIONS: FBC(2014) 105.3.1.4.11

THE FOLLOWING DESCRIBED WORK REQUIRES A MECHANICAL  
PERMIT AND INSPECTIONS:  
1. INSTALLED SPLIT MECHANICAL AIR CONDITIONING SYSTEM.  
2. INSTALLED AIR HANDLER.  
3. INSTALLED DUCT SYSTEM (NO MECHANICAL IN PERMIT HISTORY).

CONTINUED

CITY OF FORT LAUDERDALE  
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FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

NEC(2005) 110.27

THERE ARE EXPOSED CONNECTIONS PRESENTING A LIFE  
AND SAFETY HAZARD. ONE OF THE EXPOSED CONNECTIONS  
IS ARCING AND HAS MELTED ONE OF THE LEGS ON A  
SERVICE LINE COMING FROM THE POWER SUPPLY.  
THERE ARE MINOR CHILDREN LIVING ON THIS PROPERTY  
THAT PLAY IN THE YARD ADJACENT TO THE LIVE  
ELECTRICAL CONNECTIONS.

NEC(2005) 408.38

THE FOLLOWING DEFICIENCIES ARE EXISTING ON THIS PROPERTY:  
1. LOOSE AND DAMAGED DEAD FRONT COVERS ON ELECTRICAL BOXES.

**Mailed First Class  
August, 2016**

CASE NO: CE12060132  
CASE ADDR: 1301 SW 30 ST  
OWNER: NAOR, ERIC & SHAULI, YOSSIE & SCHMIDT, T  
PRESENTER: STACEY GORDON

**Total Lien Amount: \$61,040.00  
Hard Costs: \$249.00  
Appl Offer: \$0.00**

VIOLATIONS: FBC(2007) 105.1

THE DUPLEX RESIDENCE HAS BEEN ALTERED IN THE  
FOLLOWING MANNER WITHOUT PERMITS:  
1. A KITCHEN HAS BEEN ADDED TO THE BUILDING.  
2. A LAUNDRY ROOM STRUCTURE HAS BEEN ADDED TO THE BACK.  
3. A WOOD FENCE HAS BEEN INSTALLED IN THE POOL AREA.  
4. A/C UNITS HAVE BEEN INSTALLED IN THE WALLS.  
5. EXTERIOR DOORS HAVE BEEN REPLACED.  
6. A BEARING BLOCK WALL HAS BEEN COMPROMISED WITH  
A DOOR OPENING CUT OUT.

FBC(2010) 105.4.4

THE PLUMBING SYSTEM HAS BEEN ALTERED IN THE  
FOLLOWING MANNER WITHOUT PERMITS:  
1. PIPING AND CONNECTIONS FOR KITCHENS.  
2. WATER HEATERS HAVE BEEN INSTALLED.

**CONTINUED**

CITY OF FORT LAUDERDALE  
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FBC(2010) 105.4.5

THE ELECTRICAL SYSTEM HAS BEEN ALTERED IN THE  
FOLLOWING MANNER WITHOUT PERMITS:

1. PREMISE WIRING HAS BEEN INSTALLED.
2. AN ADDITIONAL ELECTRICAL METER HAS BEEN INSTALLED.
3. OUTLETS HAVE BEEN INSTALLED.
4. WATER HEATERS HAVE BEEN CONNECTED.
5. KITCHEN WIRING HAS BEEN COMPLETED.

**Mailed First Class  
August 23, 2016**

FBC(2010) 111.1.1

THE OCCUPANCY AND USE OF THE DUPLEX HAS CHANGED TO  
A QUADPLEX WITHOUT THE REQUIRED APPROVALS.

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CASE NO: CE08021711  
CASE ADDR: 431 SW 31 AVE  
OWNER: ULYSSE, PROSPER  
PRESENTER: STACEY GORDON

**Total Lien Amount: \$1,211,500.00  
Hard Costs: \$922.00  
Appl Offer: \$0.00**

VIOLATIONS: 9-306

AN ILLEGALLY ENCLOSED CARPORT HAS BEEN DAMAGED BY  
A VEHICULAR COLLISION. THE FRONT WALL COLUMN IS  
STRUCTURALLY DAMAGED AND NEEDS TO BE REPAIRED OR REPLACED.

FBC 105.1

THE SINGLE FAMILY DWELLING HAS BEEN ALTERED BY ENCLOSING  
THE FRONT PORCH AND CARPORT WITHOUT OBTAINING THE REQUIRED  
PERMITS.

FBC 105.2.11

A WALL A/C UNIT HAS BEEN INSTALLED WITHOUT  
OBTAINING TH33311E REQUIRED PERMIT.

FBC 105.2.5

THE ELECTRICAL SYSTEM OF THE BUILDING HAS BEEN ALTERED  
WITHOUT OBTAINING A PERMIT WITH THE INSTALLATION OF PREMISE  
WIRING FOR THE ENCLOSED PORCH AND CARPORT.

FBC 109.6

THE FRONT PORCH AND CARPORT HAVE BEEN ENCLOSED  
WITHOUT OBTAINING THE REQUIRED INSPECTION APPROVALS.

FBC 1604.1

THE WALLS OF THE ENCLOSED CARPORT AND FRONT PORCH HAVE NOT  
BEEN DEMONSTRATED TO WITHSTAND WIND LOAD, GRAVITY,  
FLORIDA BUILDING CODE.

**Mailed First Class  
August 9, 2016**

CITY OF FORT LAUDERDALE  
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CASE NO: CE07082026  
CASE ADDR: 3401 DAVIE BLVD  
OWNER: DAPHNE INVESTING LLC  
PRESENTER: STACEY GORDON

**Total Lien Amount: \$41,600.00**  
**Hard Costs: \$2,006.00**  
**Appl Offer: \$19,500.00**

VIOLATIONS: 18-27(a)  
COMPLIED

9-329.(b)

**Mailed First Class**  
**August 23, 2016**

BUILDING IS BOARDED WITHOUT A VALID CITY ISSUED  
BOARD-UP CERTIFICATE.

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